



Snapshot of Las Vegas

2006-2007

IMAGINE THE POSSIBILITIES

A New Era for Master Planned Communities

Las Vegas has entered a new era of community development that allows the city to grow in a sustainable way that protects its unique quality of life.

This past May the Las Vegas City Council adopted the Kyle Canyon development agreement, development standards and design guidelines. This 1,712 acre community is an innovative concept in master planning, preserving the natural resources and incorporating them into the project. The agreement and its standards and guidelines will apply to the lands acquired by the Kyle Acquisition LLC via a Bureau of Land Management public auction in 2005 that are commonly referred to as the Kyle Canyon Gateway area.

The agreements are a culmination of an extensive planning process that began when the land was initially designated for disposal by the BLM. The city met with area residents and their shared vision was reflected in the Kyle Canyon Gateway Plan. This plan has been the basis for the negotiations between the city and the master developer. A main objective is to ensure that the primary arroyos running through the property are retained as open space. The developer will be holding public meetings to get neighborhood input on the design standards for the areas planned for mixed use and the proposed gaming enterprise district.

The design guidelines include detailed descriptions of how the developers are to incorporate and provide access to the area's natural environment and the proposed trail system. The arroyos are excluded from development and are integrated as a part of the community's parks and open space. The trail and pedestrian pathways system within the master plan area is extensive, making the entire master plan area pedestrian-accessible.

The plan links neighborhoods using both vehicular and pedestrian paths. Streets will be pedestrian-oriented with protected sidewalks and trails that are separated from the roadway by landscaping buffers of varying widths. Additionally, collector and neighborhood streets will provide on-street parking lanes to add an extra layer of separation between pedestrian and vehicular traffic. A key principle of traditional neighborhood development is that the residential density is related to street type – wider, more heavily traveled streets warrant higher density and less dense, detached single-family neighborhoods warrant narrow, quieter streets.

The plan limits gated communities within the plan area to a maximum of 4,000 units or 25 percent of the master plan's residential offerings. Enclosing the development with solid perimeter walls is prohibited and fencing that has an open design is encouraged where possible. These gated communities will also be required to provide secured pedestrian access points to neighborhoods and village streets.

The Kyle Canyon Development Standards and Design Guidelines are available on the city's Web site at www.lasvegasnevada.gov/planning (select Master and Special Area Plans). Copies are also available at the Planning & Development Department's front counter at the city's Development Services Center located at 731 S. Fourth Street, Las Vegas, NV 89101.

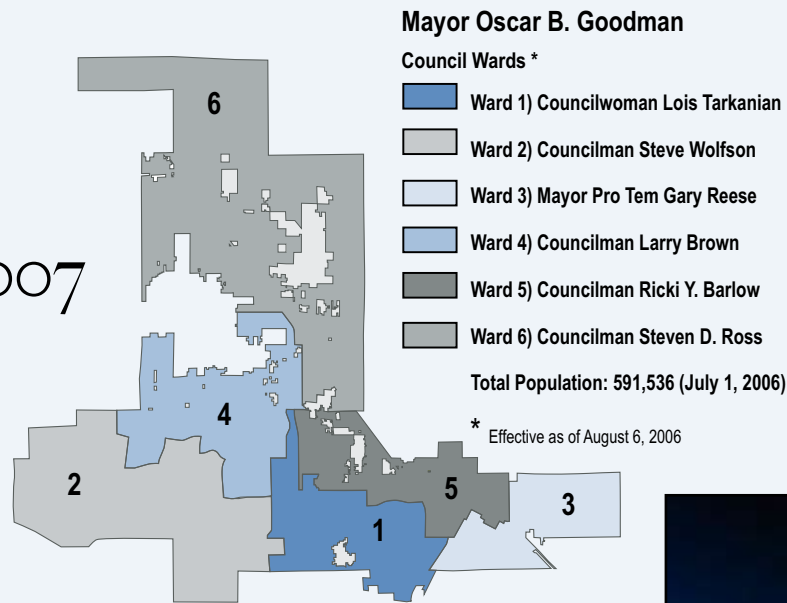
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Snapshot of Las Vegas FY 2006-2007

IMAGINE THE POSSIBILITIES



The city of Las Vegas strives to keep pace with the unprecedented growth in population and area.

Subdivision Lots Processed		
Year	Tentative Maps	Final Maps
1993	7,981	5,679
1998	6,947	5,338
2004	11,707	9,777
2005	12,132	6,256
2006	8,215	5,065

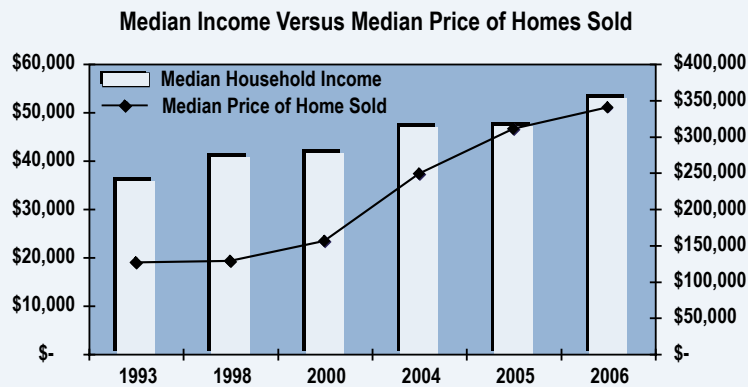
Area of the City of Las Vegas		
Year	Acres	Square Miles
1993	55,282.42	86.38
1998	69,300.42	108.28
2004	83,257.95	130.09
2005	83,965.41	131.20
2006	84,537.03	132.09



World Jewelry Center, Tower B rendering



Juhl construction July 2007



Newport Lofts complete July 2007

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Planning & Development Strategic Planning Session

In the fall of 2006, senior staff from the Planning & Development Department conducted an intensive, all-day strategic planning session. In the previous year, the department integrated the Las Vegas 2020 Master Plan with the city's Capital Improvement Plan.

The team amended the department's previous strategic plan to be more reflective and supportive of the city's strategic plan. Now the department's plan and the city's Capital Improvement Plan are integrated with the city's strategic plan, ensuring that actual capital investment advances the long-term goals and direction established by

the community's representatives, the mayor and City Council.

A team of department staff members are developing a system of measurements to gauge the department's effectiveness in meeting the strategic plan priorities, which will be implemented in fiscal year 2007-08.



The facilitator, Ron Portaro, leads planners through exercises.

VISION

A leading planning and development department dedicated to building Las Vegas into a world-class city.

MISSION

To provide innovative planning and service to enhance the quality of life for citizens, support business growth, create an excellent visitor experience and meet their evolving needs.

VALUES

- Professionalism
- Respect
- Innovation
- Dedication
- Excellence

PRIORITIES

- Create relevant plans and documents that are internally consistent, understandable and accessible.
- Implement the strategic plan for the city of Las Vegas.
- Optimize the use of our financial, technological and human resources to improve effectiveness.
- Develop dedicated, innovative and loyal professionals who are committed to achieving our mission within a creative environment.
- Provide responsive, reliable customer service.
- Provide for and foster community involvement.
- Achieve professional excellence which is nationally, regionally and locally recognized.
- Adhere to the American Institute of Certified Planners Code of Ethics and Professional Conduct.

SPOTLIGHT OUTREACH

Neighborhood Meetings for General Plan Amendments

Changes were recently made to the General Plan Amendment (GPA) application process that will ensure that both neighborhood residents and the Planning & Development Department are properly and adequately notified of the neighborhood meeting required by Title 19.

On December 6, 2006, the City Council amended Title 19 [LVMC 19.18.030(C)] to require a neighborhood meeting prior to the Planning Commission hearing for every GPA request.

Homeowner Nights

During the month of June, the city of Las Vegas held four "Homeowner Nights" in area community centers to help homeowners navigate the process and have their specific questions about their improvement projects answered. Patio covers, walls and fences, pools, and a home occupation business are the most frequent projects seen at the Development Services Center.

The three departments most involved in the home improvement application process, Planning & Development, Building and Safety and Public Works, hosted the informational sessions and the special "open house" at the Development Services Center that followed.

Notification System Saves Money and Resources

The Planning & Development Department and the City Clerk's office have put a new notification system in place that will save the city of Las Vegas thousands of dollars, time and paper. Property

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CENTER STAGE

Awards

Urban Design Coordinator Yorgo Kagafas, AICP, of the city's Planning & Development Department, was recently recognized with the **John S. Park Neighborhood Association's Unity Award**. The award was given to recognize Kagafas' work to improve the historic downtown neighborhood over the last seven years.

Maps created by members of the city of Las Vegas Planning & Development staff were published in the 2007 ESRI Map Book, volume 22. The map, "Using 3D GIS for High Rise Buildings and Growth Development," was prepared by Richard Wassmuth, statistical analyst II, and Jorge Morteo and Mark House, both GIS analyst II's. The map includes data on the size, height and number of buildings proposed, under construction and completed in downtown Las Vegas.

The city's Planning & Development Department has received two 2007 APEX Awards for Publication Excellence based on excellence in graphic design, editorial content and the ability to achieve overall communications excellence. Last year's edition of this annual report, "*Snapshot of Las Vegas 2005-2006*," won in its category. The winning edition of "Snapshot of Las Vegas 2005-2006" is also available on the city Web site.

The "Green Building Program" campaign won in the Government Agency Communications category. The program for new residential housing is a strategic alliance between the city and the Southern Nevada Homebuilders Association's Green Building Partnership. The *program brochure* is posted

on the city's Web site at www.lasvegasnevada.gov/planning.

The department publication "And another thing..." won the **2006 DeBoer Excellence in Planning Award** for outstanding public outreach and journalism by the Nevada chapter of the American Planning Association.

The Lied Animal Shelter, nominated by the Planning & Development Department received the **2006 Sheldon D. Gerber Merit Award for Excellence in Environmental Planning** from the Western Planners organization.



Planning Leadership

Director Margo Wheeler, AICP, presented "Let's go to Vegas 2008" at the 99th national conference of the American Planning Association in April 2007 in Philadelphia to introduce the conference attendees to the 2008 host city Las Vegas, Nevada.



Urban Design Coordinator Yorgo Kagafas, AICP, and Director Margo Wheeler, AICP, were joined on a panel presentation on the Las Vegas Arts District Task Force by Planning Commissioner Ric Truesdell and 18b Las Vegas Arts District member Wes Myles at the American Planning Association's conference in Philadelphia. This presentation was also selected to be presented at the California chapter of American Planning Association's state conference in October 2007.

Planning Manager Flinn Fagg, AICP, participated on a "Driven to Density" panel presentation hosted by the Las Vegas district of the Urban Land Institute program in June 2007.

Kagafas conducted a walking workshop tour of the Las Vegas Arts District as well as other key downtown districts and attractions to attendees of the national Americas for the Arts conference in June 2007.

Historic Preservation Officer Courtney Mooney presented at the Las Vegas Cultural Fair in May 2007 and the Museum Fair in June 2007.

Grants Update

- A \$500,000 Community Enhancement matching grant was awarded in October 2006 by the Nevada Department of Transportation for the safety and aesthetic improvement of the median Charleston Boulevard from Las Vegas Boulevard to Maryland Parkway.
- A \$158,350 Community Enhancement matching grant was awarded in October 2006 by the Nevada Department of Transportation for the landscape improvements at the 95 Freeway overpass at Tropical Parkway.
- A \$235,000 Scenic Byway grant was awarded February 2007 from the Federal Highway Administration for the restoration of two neon signs from the Neon Museum and placement on the median of Las Vegas Boulevard.
- \$730,000 has been awarded by the State of Nevada's "Question 1" program in conjunction with the Southern Nevada Public Lands Act program for the Las Vegas Wash Trail.

AICP Success Through Education

The city of Las Vegas Planning & Development Department employees have been improving their education, training and certification. Twelve staff members, including all seven department supervisors, managers and directors, have attained their membership in the American Institute of Certified Planners (AICP). AICP certification acknowledges formal education, professional experience, tested competence and adherence to the code of ethics and professional conduct set forth by the American Planning Association.

The code addresses our responsibility to the public, our clients and employers, and to our profession and colleagues. The AICP members are Flinn Fagg, Yorgo Kagafas, John Korkosz, Jim Marshall, Tom Perrigo, Doug Rankin, Andy Reed, Don Schmeiser, Valerie Soilihi, Robert Summerfield, Steve Swanton

and Margo Wheeler. AICP accreditation assures the citizens of Las Vegas that the department shares in the goal of building better, more inclusive communities.

Overall, the educational achievements of the Planning & Development professional staff have been steadily increasing. Sixteen members of staff have masters degrees and seven staff members have degrees accredited by the American Planning Association.

All members of the Planning & Development staff bring their education and experience to bear every day in their work. Attracting staff with high educational attainment from diverse institutions (colleges in 23 states) as well as staff continuing their education, we learn from each other and find new and better ways to perform the critical planning of the city's future.



16 January 2007

Dear Ms. Margo Wheeler:

I recently learned that all of the City of Las Vegas Planning & Development Department's managers and a third of the planners have attained AICP certification. This is a most impressive achievement and I offer my sincerest congratulations. I am extremely pleased that your department recognizes the AICP credential as an important and distinguishing mark of an educated and well-rounded planner.

I wish you continued success in achieving this high level of professionalism. Indeed, the residents of the City of Las Vegas will be the beneficiaries.

You have my permission to brag about this at the next Big City Planning Directors Institute. Don't be bashful!

Sincerely

W. Paul Farmer, FAICP
Executive Director and CEO

SPOTLIGHT continued

owners within a certain distance of a proposed action item will now receive their notification on a postcard rather than a letter within an envelope.

Importantly, the postcard also serves as a return comment card to express support or opposition to the proposed action item, making it easier for citizens to communicate with their government.

The anticipated cost savings in materials and postage are expected to be in excess of \$24,000 per year. Savings will also be gained in the time saved with stuffing and labeling envelopes plus the environmental benefits from reducing the number of trees harvested, ink expended and trash generated.

The distance from the property under consideration that is used to send notifications to nearby property owners is 1,000 feet, 250 feet more than the state of Nevada requirement.

Customer Satisfaction Survey

The city of Las Vegas is continuously seeking ways to improve its customer service. Direct customer feedback is the most effective means in identifying opportunities for improvement.

The city of Las Vegas Planning & Development Department conducted a survey to assess its customer satisfaction. Customers of the department's front counter and pre-application meetings were asked to complete the survey while conducting regular business. Customers also completed the survey online.

The survey had a response rate of 13 percent with the following results:

- 84 percent very satisfied or satisfied with the overall experience.
- 86 percent were served in a timely manner.

First Annual Mayor's Urban Design Awards Presented

Three Las Vegas projects were honored with the first annual 2006 Mayor's Urban Design Awards. The winners were announced during Mayor Oscar B. Goodman's State of the City Address in January 2007. The awards recognize projects that cultivate walkways and streets as shared public spaces, promote walkability and safety, conserve resources and seamlessly link to their surroundings.

The 2006 MUDA recipients:

Buildings and Their Environs:	World Market Center, Building 1 Harvey Dondero, chief executive officer The Related Companies
Public Places:	Lewis Street Pedestrian Corridor Lawrence Reed, principal SWA Group
Public Art:	El Jardin (East LV Senior Community Center) Hank Saxe & Cynthia Patterson

A nine-member volunteer committee was formed to review and rank the 13 nominations for recommendation to Mayor Goodman, who selected the award winners. Qualified projects had to be located within the city and have been constructed by Dec. 31, 2006, to be considered. The Planning & Development Department provides the staff support for the program and the volunteer committee.



Mayor Oscar B. Goodman (center) congratulates MUDA honorees (from left) Harvey Dondero, Lawrence Reed, Hank Saxe and Cynthia Patterson.

City Updates Its Historic Preservation Plan

The Las Vegas City Council adopted the Historic Properties Preservation Plan Element in summer 2007. This element is required by Nevada Revised Statutes to be part of the Las Vegas 2020 Master Plan which guides the city's historic preservation efforts with standards, goals, objectives and policies. The city has many buildings, objects, districts and sites that have historic, archaeological, cultural and/or architectural significance. The city has made it a priority to preserve these resources as a "living" part of the community, not just in text and photographs.

The historic preservation element provides:

- A brief history of Las Vegas and an overview of significant historic resources.
- An explanation of the historic preservation process.
- An outline of the city's goals, objectives and policies for historic preservation.
- A plan for implementation.
- How the element is integrated with the city's Las Vegas 2020 Master Plan
- The city's current inventory of historic buildings, sites and districts with added consideration for historic signs.
- Discussion of new issues in historic preservation, including historic building codes, Smart Growth and sustainability, cultural heritage tourism and the federal environmental review process.

The original Historic Preservation Element was adopted as part of the city of Las Vegas' General Plan on April 1, 1992. Since that time, no amendments have been made to it, even though many new concepts regarding the broadened role of historic preservation in the city have arisen.

Snapshot of Las Vegas FY 2006-2007

IMAGINE THE POSSIBILITIES

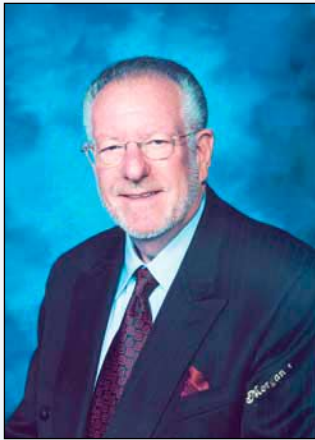
Dwelling Units by Type							
Year	Single Family	Multi-Plex	Mobile Home	Apartment	Townhome	Condo	Total
1993	70,296	8,186	3,402	39,273	4,224	7,810	133,191
1998	100,601	7,843	3,388	47,585	5,039	15,165	179,621
2004	127,980	7,386	3,315	50,755	8,021	17,833	215,290
2005	132,823	7,396	3,316	51,393	8,132	18,889	221,949
2006	138,172	7,376	3,160	51,284	9,721	18,149	227,862

Population and Dwelling Units by Council Ward								
	1993		1998		2005		2006	
	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units	Population	Dwelling Units
Ward 1	76,685	30,905	82,898	33,219	93,154	37,373	93,468	37,589
Ward 2	45,510	18,341	68,260	28,353	94,182	39,239	97,302	40,253
Ward 3	64,790	26,111	69,008	26,653	100,512	34,050	101,248	34,292
Ward 4	35,388	14,262	80,358	32,701	94,892	40,736	96,986	41,556
Ward 5	66,399	26,760	76,920	30,324	96,654	36,223	96,654	36,212
Ward 6	41,699	16,805	70,800	28,371	96,579	34,328	105,878	37,960
Total	330,471	133,184	448,244	179,621	575,973	221,949	591,536	227,862

Current and Comprehensive Planning Recap					
Planning & Development Administration					
	3rd Qtr 2006	4th Qtr 2006	1st Qtr 2007	2nd Qtr 2007	Total FY 2006 - 2007
Number of Information Requests	39	40	31	93	203
Planning & Development Current Planning					
	3rd Qtr 2006	4th Qtr 2006	1st Qtr 2007	2nd Qtr 2007	Total FY 2006 - 2007
Phone Calls to Main Extension	5,625	5,614	5,302	6,299	22,840
Agenda Items	700	615	560	724	2,599
City Council	310	311	302	314	1,237
Planning Commission	390	304	258	410	1,362
Customer Initiated Applications and Requests	82,799	61,851	55,052	82,806	282,508
Planning & Development Comprehensive Planning					
	3rd Qtr 2006	4th Qtr 2006	1st Qtr 2007	2nd Qtr 2007	Total FY 2006 - 2007
GIS Map Requests	154	154	141	114	563
Total Grants in Dollars	\$ 0	\$ 1,018,350	\$ 1,026,000	\$ 0	\$ 2,044,350
Annexations Submitted	1.00	86.00	54.60	35.38	176.98
Annexations Recorded	10.65	1.39	253.00	250.00	515.04
General Plan Amendments	15	7	16	6	44
City Initiated	2	3	1	0	6
Customer Initiated	13	4	15	6	38
Graphics Produced	13,374	15,986	9,265	17,820	56,445



Planning Commission (left to right): Glenn E. Trowbridge, commissioner; Byron Goynes, vice chairperson; Steven Evans, commissioner; Sam C. Dunnam, P.E., commissioner; Leo Davenport, chairperson; Richard Truesdell, commissioner; and David W. Steinman, commissioner.



City Council (left to right): Oscar B. Goodman, mayor; Gary Reese, mayor pro tem; Larry Brown, councilman; Steve Wolfson, councilman; Lois Tarkanian, councilwoman; Steven D. Ross, councilman; and Ricki Y. Barlow, councilman.



The Development Services Center, 731 S. Fourth Street, Las Vegas, Nevada.



Las Vegas City Council

Oscar B. Goodman,
Mayor
Gary Reese, Ward 3,
Mayor Pro Tem
Larry Brown, Ward 4,
Councilman
Steve Wolfson, Ward 2,
Councilman
Lois Tarkanian, Ward 1,
Councilwoman
Steven D. Ross, Ward 6,
Councilman
Ricki Y. Barlow, Ward 5,
Councilman

City Management

Douglas A. Selby,
City Manager
Steven P. Houchens,
Deputy City Manager
Betsy Fretwell,
Deputy City Manager
Orlando Sanchez,
Deputy City Manager

Planning Commission

Leo Davenport, Jr.,
Chairperson
Byron Goynes,
Vice Chairperson
Ric Truesdell,
Commissioner
Steve Evans,
Commissioner
David W. Steinman,
Commissioner
Glenn E. Trowbridge,
Commissioner
Sam C. Dunnam, P.E.,
Commissioner

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